

1/14. meet - 1/5/52 (cont) (R.L.B) 70  
 5014 Kansas City, Mo. - (one floor lot)  
 discuss work in addition to that already (employed)  
 located 2 yrs.  
 Big Scott Drug Store down.  
 Virgin 10' of store space.  
 Declined.

288 - New Britain, Conn.  
 dance hall and space to a open store - new to  
 steel fltr - air cond. - 1/32,400 sq. ft. & 2 fl. in existing  
 store - all tenanted to lessees  
 Constr. cost of \$290 M.  
 Act. sales, 51 - \$61,172.  
 Est. " - \$70 M.  
 New space - 921'  
 Old " - 600'  
 Gain - 323'.  
 Total Occup. cost - \$26,980. - Rate \$24.62.

Hold until some one takes a look at New Britain.  
 (A winter in next 2 mos.)

1/14. meet - 1/5/52 (2) - 9:15 - 11:30 (R.L.B.)  
 288 - New Britain, Conn. -  
 Lease discussion

17,000 - rent now.  
 14,400 - " or renewal.  
 13,000 - " if we build new bldg.  
 Renewal for 30 yrs. more. (C.C.H. not present)

1/14. meet - 1/5/52 (cont) 71

\* 62/358 - Washington, Del.  
 @ because lease renewal on a part of this property  
 Old man (95 yrs) wants to give us 10 yr. renewal from 1957.

19,600 - rent now. (reduced during depression - '32-'33).  
 \$10,200 - " renewal (which was original rent)

" (a note) " you can't make a lease for longer than period of trust" (G.R.K.)

J.R.R. recommends we renew lease - " in less order".  
 Agreed.

337 - Phila. - (Proprietor, Mr. W. 20' front) - in there  
 (to N. Broad.) (R.L.B.)  
 Lease 61' on Broad St. (present frontage - 58') (R.L.B.)

Plan I - add 38' to our store + balance balance -  
 Est. Constr. cost - \$25 M; sales 64,000; est. prof. 50%,  
 act. " 51-444 M; " " 47 M.

Plan II - add entire frontage to our store.  
 Lease 61' frontage on N. Broad + add space to present store.  
 Est. Constr. cost - \$267 M; sales 72,000; est. prof. 50% to 10%.

" 6600 rent net.  
 G.E.M. to negotiate; tell him (landlord - Starff) we can't do it  
 now, but could if he will put in 187 M for bldg.

Did you get an eyeful of

the new vice-president?

220 Evanston, Ill. - (L.G.S.)  
 Ruth form for 2000 - to change side windows  
 closing them + installation of visual panels.  
 - Mrs. has been shopping for last few yrs (J.C.M.)  
 rather badly; colored college nearly (C.C.H.); had key  
 T.O. (L.G.S.)